

**AGENDA
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
SPECIAL MEETING
WEDNESDAY, FEBRUARY 17, 2016
5:30 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES:

Approval of the January 28, 2016 regular meeting minutes.

3. REQUEST 16-HDC-01 FROM KEN RICHMOND, AGENT FOR THE PARK PLACE HOTEL, 300 EAST STATE STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for the demolition and reconstruction of the pool and convention center (dome) located at the property mentioned. (Downtown Neighborhood Historic District).

4. OTHER BUSSINESS

5. ADJOURNMENT

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

MINUTES
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 28, 2016
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

PRESENT: Commissioners Andres, Zacks, Mansuy, Crane, Carol,
Vice-Chairperson Tobin (7:02) and Chairperson Callahan.
ABSENT: None.
STAFF PRESENT: David Weston

1. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m.

2. APPROVAL OF MINUTES:

Approval of the December 17, 2015 special meeting minutes.

Motion by Commissioner Zacks, seconded by Commissioner Andres to approve the December 17, 2015 special meeting minutes. Upon vote the motion carried 6-0.

3. REQUEST 15-HDC-15 FROM KEN RICHMOND, AGENT FOR THE PARK PLACE HOTEL, 300 EAST STATE STREET, TRAVERSE CITY, MICHIGAN for:

Discussion of plans for the demolition and reconstruction of the pool and convention center located at the property mentioned. (Downtown Neighborhood Historic District).

Ken Richmond, Architect, 819 South Elmwood Avenue, Traverse City Michigan presented to the Commission.

Tom Biegler, President/CEO, The Ramkota Companies, Inc., 3211 W. Sencore Drive, Sioux Falls, South Dakota, presented to the Commission.

Kyle Scholten, Chief Financial Officer, The Ramkota Companies, Inc., 3211 W. Sencore Drive, Sioux Falls, South Dakota, presented to the Commission.

Eric Helzer, Advanced Redevelopment Solutions, presented to the Commission.

Jerry Solamics, 243 S. West Silver Lake Road, Traverse City, Michigan, spoke in favor of demolishing the dome.

Carol Hale, 240 Washington Street #12, Traverse City Michigan, spoke in favor of demolishing the Dome.

Jan Chapman, 118 East Twelfth Street, Traverse city, Michigan, spoke in favor of demolishing the dome.

Maura Johnson, Cultural Resources Group Manager, Mannik Smith Group, 1800 Indian Wood Circle, Maumee, Ohio, presented to the Commission.

Daniel Hershberger, Roadside Historian, 11324 Terry, Plymouth Michigan, presented to the Commission.

David Lawrence, 4923 Black Bear Drive, Traverse City, Michigan, spoke in favor of demolishing the dome.

No action was taken by the Commission.

4. OTHER BUSSINESS

None.

5. ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully submitted

David M. Weston, Secretary

Date_____



Communication to the Historic District Commission

FOR THE MEETING OF: FEBRUARY 17, 2016

FROM: DAVID WESTON, PLANNING & ZONING ADMINISTRATOR *DMW*

SUBJECT: REQUEST 16-HDC-01 FROM THE PARK PLACE HOTEL

DATE: FEBRUARY 12, 2016

As I mentioned at our last meeting, I would like to remind everyone that we do have a Historic Areas Ordinance that we are required to follow. Below is what you are required to follow when reviewing and deciding on requests. If you would like a copy of the complete Ordinance please let me know and I will get you one.

1462.05 HISTORIC PRESERVATION PERMITS.

- (a) Application and Plans. An application for a building permit for a building or structure over 200 square feet in gross floor area in a historic district or that is a historic landmark shall be accompanied by a historical preservation permit application and plans. The plans shall describe the proposed changes, showing the structure in question and its relationship to adjacent structures. The application shall be made by the owner or by any person authorized to act on behalf of the owner.
- (b) Notification. Upon the filing of such application, the Planning Director shall immediately notify the Historic Districts Commission of the receipt of such application and shall transmit it, together with accompanying plans and other information, to the Historic Districts Commission.
- (c) Review. The Historic Districts Commission shall meet within thirty days after notification by the Planning Director, unless otherwise mutually agreed upon by the applicant and the Commission. In reviewing the plans, the Historic Districts Commission shall give consideration to:
 - (1) The historical or architectural value and significance of the structure and its relationship to the historical value of the surrounding area;
 - (2) The relationship of the exterior architectural features of such structure to the rest of the structure and to the surrounding area;
 - (3) The general compatibility of the exterior design, arrangement, texture and materials proposed to be used;
 - (4) Any major improvement program;
 - (5) The economic feasibility of preservation of the structure; and

- (6) Any other factor, including aesthetic, which it deems to be pertinent and within the purpose of this chapter.

To aid in making this decision, the Historic Districts Commission shall use the "Secretary of the Interior's Standards for Rehabilitation" and any other preservation guidelines agreed upon by the Commission and available to all applicants. In reviewing the plans, the Historic Districts Commission may confer with the applicant for the permit and shall have the power to call in experts to aid in its deliberations.

The Commission shall also consider all of the following:

- (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
 - (2) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
 - (3) The general compatibility of the design, arrangement, texture and materials proposed to be used.
 - (4) Other factors, such as aesthetic value, that the Commission finds relevant.
- (d) Approval. The Historic Districts Commission shall approve or disapprove such application and plans. If the same are approved, the Commission shall issue a certificate of approval, which certificate shall be signed by the chairperson, attached to the application for the building or other permit and immediately transmitted to the Planning Director. The chairperson shall also stamp all plans submitted to the Historic Districts Commission signifying its approval or disapproval.

Work within a historic district shall be permitted through the issuance of a notice to proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Commission to be necessary to substantially improve or correct any of the following conditions:

- (1) The resource constitutes a hazard to the safety of the public or to the structure's occupants.
 - (2) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
 - (3) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
 - (4) Retaining the resource is not in the interest of the majority of the community.
- (e) Conditions. The Historic Districts Commission may impose reasonable conditions to its approval. Standards for imposing such conditions are as follows:
- (1) Any condition imposed must be reasonable and economically feasible.

- (2) Any condition imposed must be designed to protect the natural resources and the health, safety and welfare, as well as the social and economic well-being, of those who will use the land under consideration, residents and landowners immediately adjacent and the community as a whole.
 - (3) Any condition imposed must be related to the valid exercise of the police power and purposes which are affected by the proposed construction.
 - (4) Any condition imposed must also be necessary to meet the intent and purpose of this chapter, be related to the standards established in this chapter for historical preservation and be necessary to ensure compliance with those standards.
- (f) Disapproval. If the Historic Districts Commission disapproves of such application and/or plans, it shall state its reasons for doing so and shall transmit a record of such actions and specific objections, in writing, to the Planning Director and to the applicant. Thereafter it shall endeavor to work out with the applicant an economically feasible plan for the repair, alteration or preservation of the structure. The applicant may make modifications to the application and/or plans and may resubmit his or her application at any time after so doing. If disapproved, no building or other permit shall be issued.

In evaluating applications for moving or demolition, the Historic Districts Commission shall give careful consideration to the conditions set forth in subsection (d) hereof.

- (g) Appeals. An applicant aggrieved by a decision of the Commission concerning a permit application may file an appeal with the State Historic Preservation Review Board of the Michigan Historical Commission within the Department of State. The appeal shall be filed within 60 days after the decision is furnished to the applicant. The applicant may submit all or part of the appellant's evidence and arguments in written form. The review board shall consider an appeal at its first regularly scheduled meeting after receiving the appeal, but may not charge a fee for considering an appeal. The Review Board may affirm, modify or set aside a Commission's decision and may order a commission to issue a certificate of appropriateness or a notice to proceed. A permit applicant aggrieved by the decision of the State Historic Preservation Review Board may appeal the decision to the Circuit Court having jurisdiction over the Historic Districts Commission.

Any citizen or duly organized historic preservation organization in the City of Traverse City, as well as resource property owners, jointly or severally aggrieved by a decision of the Historic District Commission may appeal the decision to the Circuit Court, except that a permit applicant aggrieved by a decision rendered under section 1462.05(d) may not appeal to the court without first exhausting the right to appeal to the State Historic Preservation Review Board under this section.

To: Traverse City Historic Districts Commission
From: Ken Richmond, Architect – Agent for the Park Place
Date: 2/11/2016
Re: HDC Submission Requirements: #4 - Description

=====

With this application we are asking for a continuation of our 12/10/2015 request to demolish the Dome and pool structure and replace them with the (2) new buildings as proposed.

At our last Historic Districts Commission meeting on 1/28/2016, reasons to demolish the Dome included: It is not currently listed in the National Register, it does not fall within the 1930's Park Place period of significance and it is not listed as a contributing resource to the current downtown Historic District. The Dome is obsolete functionally – acoustics, insulation, weatherproofing, windows, etc. mechanical systems, electrical, fire and egress, etc. The Dome is obsolete practically - acoustics, finishes, lighting, natural daylight, etc. Occupant load is kept low because the Fire Marshall has deemed the building unsafe. The Dome was originally built as a temporary structure. The Dome is not mentioned in any of the three standard reference books on local or Michigan architectural history. Demolition of the Dome and its replacement with new facilities is a necessary business step to save the historically significant Park Place tower.

While there may be a few other examples of this construction type still standing, none appear to be used for large assembly and conference activities like ours and it is clearly not functional for this use.

There is no federal money involved in the construction of the new convention center therefore SHPO's role is purely advisory and they have not formally made an opinion. Also, it does not appear that the structure can easily or at least practically be moved – and maybe it should not be, but the Park Place may consider an offer if it can be done before new construction is to begin this spring.

And finally, the Dome's significance may be in its construction process rather than as a built resource. In other words, it is simply the evidence of a new technology; as an example of the spiral generation dome, the Park Place Dome may not be the first and it is not the last either, but at least one other outstanding example of this type has already been listed in the National Register. Both SHPO and our own architectural historian consultant advise that the Park Place Dome may be architecturally significant. And we are also told that historic designation doesn't necessarily prevent a building from being demolished. We are advised that it may not be feasible to save this one. Within the context of contributing architectural resources, we are reminded that "old" does not necessarily mean "significant".

The Historic Districts Commission standards for saving a building are fairly rigorous and require both a public process and a board-driven formal "finding of fact" document that justifies why demolition is denied and why the building is significant. Per the Historic Districts ordinance #1416.05(d)(2) if "the resource is a deterrent to a major improvement program that will be of substantial benefit to the community..." work within the district that involves demolition is allowed.

If approval of demolition is granted, the Park Place is prepared to consider ways to commemorate the Dome. Some sort of public record or recognition of the Dome's historical significance to the community will be proposed to mitigate the loss of the building.

In closing, we have included the economic feasibility study (#5 on the HDC application) from the Park Place 2/11/2016 and this introduction/description (#4 on the HDC application) for the upcoming meeting. The rest of the packet dated 12/10/2015 is current.



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 2/11/2016

Property Address: _____

Local Historic District: _____

Existing Zoning Classification: _____

Architectural / Design Firm: _____

Address: _____

Description of Plans: _____

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: _____ Phone: _____ Fax: _____

Address: _____

Signature of Owner: _____

Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: AGENT

Traverse City Historic Districts Commission
Application For
HISTORICAL PRESERVATION PERMIT

Date of Application: 12/10/2015-Revised 2/11/2016

Property Address: Park Place Hotel 300 East State Street, Traverse City, MI 49684

Local Historic District: Downtown HDC

Existing Zoning Classification: C4C less than 30 feet tall, a small part of a taller building therefore allowed

Architectural Design Firm: Perspective

Address: 196 E 6th Street, Suite 100, Sioux Falls, SD 57104

Description of Plans:

1. Convention Center:
 - a. Including conference area and bathrooms, 1-story, 10,800 square feet gross, replacing existing dome.
2. Pool:
 - a. Indoor pool, toilets and fitness room, 4700 square feet, replacing existing

Owner Name: Park Place Hotel

Phone: 231.946.5000

Fax: 231.946.2772

Address: 300 East State Street, Traverse City, MI 49684

Relationship of Applicant to Owner: Agent is Ken Richmond, Architect 231.946.0400

HDC Submission Requirements:

1. Park Place Convention Center and Pool Plans and Elevations and Building Site
 - a. submitted 12/10/2015
2. Photos of existing – convention center and pool
 - a. Submitted 12/10/2015
3. Materials: see elevations
 - a. Submitted 12/10/2015
4. See description in application
 - a. See amended description/intro - Attached 2/11/2016
5. Economic feasibility
 - a. Economic Impact Report – Attached 2/11/2016
6. Site Plan: Park Place Redevelopment Area – Phase I
 - a. Submitted 12/10/2015

Park Place Hotel and Conference Center – Traverse City, Michigan

Economic Impact Report – Conference Center

as of February 11, 2016

The unhappy reality is that many historic buildings have a limited service life. In addition to life-cycle issues, a building may also become so functionally obsolete that it cannot effectively perform its current function, due to changes in technology, deficiencies in design, operational demands, and other factors. Such is the case with the Park Place Dome.

We considered three treatment options for redevelopment of the Park Place conference center: renovation of the Dome, expansion of the Dome, and replacement of the Dome. The following describes the economic impact of each of those treatments, not just to the conference center, but to the attached Park Place Hotel, which shares directly in the fortunes of the Dome. As a final point, we close with a detailed discussion of the economic impact this project will have to downtown Traverse City.

RENOVATION

The estimated cost to renovate the Dome is \$3,105,000. Under this scenario, the impact to the Hotel is as follows

Renovation Impact

Room Nights	500 additional per year
Total Revenue Impact	\$119,500 (includes rooms, food & beverage and rental fees)
Profit Impact	\$60,850 annually
Return on Investment	1.95% or 51.0 year payback

The costs required to rehabilitate the Dome structure are such that any reasonable return on the investment is not achievable, nor will it add much (if anything) to the already existing financial return. This would limit our ability to raise additional equity or to finance the project with any lenders. Based on these factors, it is not economically feasible to renovate the Dome structure.

EXPANSION

In the preliminary planning phase, our architects studied the Dome for expansion potential. They concluded that it was not physically possible to accommodate an expansion or addition to the Dome due to its location and insufficient available land area. Following several attempts, the architects determined that incorporating the Dome into any type of new project design would not be feasible.

Spiral Generation

The Dow Chemical Company in Midland patented Styrofoam in 1944 as an electrical insulator. After World War II, Styrofoam was used in commercial applications, most notably as insulation in housing construction. In the 1960s, in an attempt to find new methods for low cost housing construction for third world countries, Dow began experimenting with methods of extruding Styrofoam in narrow panels. They designed a machine that extruded the Styrofoam in a continuously rising spiral and the panels were welded together by heat. The first prototype structure was constructed in Ann Arbor as a clubhouse for a golf course. It was followed shortly thereafter by a convention facility in Traverse City, a planetarium at the University of Toledo and a clinic in Lafayette, IN.

Articles

Donald R Wright: He Just Had a Creative Mind, Traverse City Eagle, September 19, 2012

http://www.record-eagle.com/archives/donald-r-wright-he-just-had-such-a-creative-mind/article_a060258a-5297-5f4b-b90d-16c430c1cc6c.html

Traverse City Eagle Articles

April 20, 1967

May 1, 1965, p. 18

October 24, 1964 front page

Research Resources

Thin Shell Construction by EE Ziegler, Manager Fabricated Products Group Down

<http://books.google.com/books?id=wUQrAAAAYAAJ&pg=PA48&lpg=PA48&dq=STYROFOAM+DOMES+dow+chemical&source=bl&ots=RLMKbxZKwG&sig=i4O1XzxD9rvpPI5sDID9iMY-IMI&hl=en&sa=X&ei=RTdHUYanFsv6rAGsx4CYBQ&ved=0CDIQ6AEwATgU#v=onepage&q=STYROFOAM%20DOMES%20dow%20chemical&f=false>

Hubert Smith and Donald R Wright of the Dow Chemical Company applied for a patent in 1965 "Apparatus for making walled structures of plastic foam." It was granted in 1969. <http://www.google.com/patents/US3443276>

SPIRAL GENERATION, DOW CHEMICAL COMPANY, 1960s

To Date, the following Spiral Generation structures have been identified in Michigan:



Robert Schwartz House, Midland

Listed on the National Register of Historic Places in 2013

<http://www.nps.gov/nr/feature/places/pdfs/13000799.pdf>



Park Place Conference Center, Traverse City



Roeper School, Bloomfield Hills-Birmingham



Donald R. Wright Cottage on Lake Ann

Taken From the article House Hunting in Midland: Dome house made of Styrofoam

Kevin Pryor, Daily News, November 5, 2010

H:\MODERN\LOCATION\MIDLAND\House Hunting in Midland Dome house made of Styrofoam.mht

The shell of the house is made of foam — Styrofoam, manufactured by The Dow Chemical Co., which furnished the foam in exchange for cost information from Mr. Schwartz, who already had considered the concept of a hemispherical abode. At the prompting of his college mentor, R. Buckminster Fuller, Schwartz pursued the idea and Dow agreed to the experimentation. Schwartz was one of a handful of students Fuller was using to design geodesic domes for U.S. Marines Corps housing. In this case, the domes were made of cardboard and airlifted by helicopters.

Dow had developed a "spiral generation" machine that allowed for "spinning" a dome from Styrofoam. The machine rotated long pieces of four-inch thick Styrofoam in a circular manner that eventually became a dome. The foam was bound together with intense heat. A layer of concrete averaging two inches thick was sprayed on the dome using the Gunitite method. The exterior was finished with a coat of Dow acrylic paint and a coat of Dow Coming Corp. sealant. It took only 14 hours to spin the West Sugnet dome in 1964. Schwartz and his father worked on the interior of the house after the initial construction and the Schwartz family eventually moved into the home in 1967.

The dome is 58 feet around and 28 feet tall. It features 3,400 square feet of living area. There are three large arched window walls that were cut into the dome giving the home an abundance of natural light and an incredible view of the wooded one-acre lot complete with a creek winding through the property. As you approach the home from West Sugnet, you first notice the large curved window wall and entrance to the home. A block wall divides the entrance and shields the carport in the rear from the guest parking area in the front.



Construction photo showing Spiral Generation



Memorandum

From the Office of the Fire Marshal

The City of Traverse City
Fire Department



Station 01, 500 West Front Street, Traverse City MI 49684

(231) 922-4930 Ext. 3

TO: Dave Weston, Zoning Administrator

CC: Chief Jim Tuller

FROM: Captain Mike Sheets, Fire Marshal

MS

DATE: January 13, 2016

SUBJECT: PARK PLACE HOTEL DOME

As we had discussed earlier this week, I have some concerns in regard to the Dome portion of the Park Place Hotel. The Dome serves as the event center for the Park Place Hotel, and handles many convention functions.

As such, the occupant load for the Dome is much larger than for any other specific section of the Park Place Hotel. Historically, many of the highest loss-of-life fire events in the United States have occurred in places of public assembly, as in the Park Place Dome. I have performed a historical research of the records for the Park Place Dome, 300 East State Street, and had discussion with current and previous staff of the City of Traverse City Fire Department. I am relaying my findings, which I am including below.

First, the Dome portion for the complex is not fully equipped with automatic fire sprinklers. Prior to the events of September 11, 2001, there had never been a multiple fatality fire within a fully sprinklered structure. Automatic fire sprinklers serve as the first line of defense against fires in structures. The fact that there is not automatic fire sprinklers in the Dome means that it is far more susceptible to fires becoming larger and more dangerous. The reasons given for not equipping this area with sprinklers were the extreme cost of, and difficulty that would be encountered, and possibly the inability, to install due to the construction of the dome.

Second, the fact that this portion of the complex is not fully equipped with automatic fire sprinklers, limits the amount of persons that can occupy this area. The Michigan Building Code, and the City of Traverse City Fire Prevention Ordinance allow far less occupants within structures not fully equipped with an automatic fire sprinkler system.

Third, the fact that this section of the building is not equipped with automatic fire sprinklers means that the Park Place Hotel cannot be considered a fully sprinklered structure. The general public may incorrectly assume the Dome is protected with automatic fire sprinklers, giving them a false sense of security in an emergency.

Fourth, the materials used in the construction of the dome are not thoroughly known. The materials used in insulating the dome structure may contain materials that would more rapidly propagate flame spread. Even if equipped with automatic fire sprinklers, the area above the sprinklers, the area containing the material in question, would not be fully protected.

Fifth, from a firefighting stand-point, if a fire were to occur within the Dome, we could not employ conventional firefighting techniques, and therefore could increase the amount of damage to the Park Place Hotel.

In my professional opinion, and the opinion of many of my predecessors, replacement of the Dome at the Park Place Hotel would greatly increase the level of life safety within the entire complex. We feel the improved life safety would outweigh the perceived historical value of retaining this structure.

I would gladly like to discuss options for this building with you at your next convenience. Please contact me at my office.

ms

Historic District Commission

Dear Commissioners,

I am disappointed with your decision to table a demolition permit for the Park Place Dome at your last meeting. Although the building is over 50 years old and able to be called "historic," it is not "historic" in terms of having an historic presence in Traverse City.

What is historic is the character of the Park Place Hotel and its viability for the Downtown District. The Dome is not functional as a meeting place, convention center or event venue. The acoustics, heating/cooling are of the 1960's vintage when it was constructed. It does not meet the requirements of modern day facilities. A demolition permit would allow the Park Place to continue its centerpiece presence in the downtown as a major destination place for visitors and residents.

Please take this off the table and get on with the future - bright with a rejuvenation of the Park Place as a conference location. It is historical only because of age, not for history or architectural prominence.

Carol Hale *Carol Hale*
240 Washington #12
Traverse City, MI 49684

David Weston
Zoning Administrator
City of Traverse City
400 Boardman Avenue
Traverse City, Michigan 49684

Proposed Convention Center
Traverse City, Michigan

Dear Mr. Weston:

As an interested citizen of this area, and as a retired architect, I read the story in the Record Eagle with great interest, regarding the potential for historic designation of the Dome at the Park Place.

First, if the idea is based on the significance of the structural system for the dome, it, to my knowledge was never used again, likely for some very logical limitations.

Second, domes are notoriously difficult architectural spaces, and I was always amazed that the building was used for performances. I also had to do a layout for an Artcenter Traverse City event, and came up against the difficulties in putting square pegs in that round hole. I assume that Park Place faces that continuously.

Third, I have been a proponent of adding activity to State Street, as it seems to be an afterthought to most. Not only is the proposed convention center seriously needed but the activity level would be a boon to the community, and should increase interest and business opportunity all along State.

Finally, the dome itself, is incompatible with the real historical facility, the Park Place. The space around the dome is itself unattractive and unusable.

As an architect, I am sensitive to the preservation of truly historical facilities, when they are truly historical, can be supported with business purpose and can meet the functional needs of some organization. My sense is the dome does none of those.

Respectfully



David H. Lawrence, AIA emeritus

4923 Black Bear Drive
Traverse City, Michigan 49685

01-21-16

To: TC Commissioners
Historic Districts Commission
Fr: Jan Chapman
City Resident

In regards to the Park Place Dome I know there are many factors to consider but one major reason to rebuild would be to allow the PP to become competitive, once again, in the convention business. Let's not put a stranglehold on the PP to be competitive in a very competitive market. Here is a list of considerations:

- Economy
- Lost business
- Jobs
- Public Safety
- Employee Safety
- Fire Safety
- Technology
- Lighting Quality
- Environmental Concerns
- Energy Efficiency
- Air Quality
- Acoustics

The Park Place Dome was built for a purpose that no longer exists in current structure. Buildings on the National Register are generally 50 years old and are associated with historic people or events; significant for their architecture, craftsmanship, or design; or as with an archeological site, of value for historical research.

If I remember correctly growing up in TC the Dome was intended to be a temporary structure, the dome is architecturally not compatible with original hotel. It was a new type of construction that never took off. Please interview PP staff about the unsafe and outdated working conditions and convention sales regarding all the business they have lost and continue to lose.

Thanks for your consideration and discussion. Jan Chapman

January 27, 2016

David Weston
Zoning Administrator
City of Traverse City
400 Boardman Ave
Traverse City MI 49684

Re: Park Place Dome Demolition

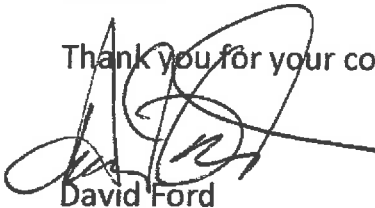
Dave:

I am writing today in support of the landowners plan for the removal of the Park Place Dome and replacement with a well designed conference center.

The Dome's day is long since past. The design, function, and small size are limiting factors for the Park Place and for Traverse City. It is no secret that many functions are not held at the Dome, due to its poor acoustics and lack of curb appeal, both inside and out.

The Park Place and downtown Traverse City would benefit greatly from a rework of the site, in favor of a well designed convention and conference center.

Thank you for your consideration.



David Ford

President

cc: Park Place Hotel





Dave Weston <dweston@traversecitymi.gov>

Park Place Dome

1 message

Rick Korndorfer <rickkorndorfer@gmail.com>

Thu, Jan 28, 2016 at 5:36 PM

To: David Weston <dweston@ci.traverse-city.mi.us>, Tressa Ford <Ken@richmondarchitects.net>

Dave,

Please share with the members of the historic district committee my thoughts. I was a member of the historic district commission when the Boardman Neighborhood was created. Ken Richmond and myself garnered the signatures for the historic district in the one and two hundred blocks downtown. The Park Place Dome is not part of that district. In my opinion it has no historical significance and shouldn't be used as a political football for sitting members on the historic district commission to stop further development and growth in our city. A convention center has been talked about for decades by the DDA. We even talked of building one ourselves but couldn't because of the enormous cost. This is an opportunity to finally have one in our City. Please support this project going forward. It will be good for all those small shop owners downtown so dependent on foot traffic for their very existence.

Thank you,
Rick



THE AMERICAN INSTITUTE
OF ARCHITECTS

January 28, 2016

David Weston, Zoning Administrator
City of Traverse City
400 Boardman Ave
Traverse City, MI 49684
E-mail: dweston@ci.traverse-city.mi.us

Re: Park Place Dome

David,

The AIA Northern Michigan Chapter met yesterday and we discussed the status of the Park Place Dome at our meeting. The consensus of the discussion was as follows:

Architecturally, the Dome does not contribute to the hotel as a local resource. If the owner of the Park Place believes that the current structure is obsolete in meeting their conference center requirements, then the AIA Northern Michigan Chapter supports the applicant and they should be able to move forward with their plans for a new building in its place.

Thank you for time.

Sincerely,

Sarah Bourgeois, AIA
Sarah Bourgeois, Architects
President / AIA Northern Michigan Chapter

CC: Mark Humitz AIA,
Vice President

Randy Seiss AIA
AIANM Director



Dave Weston <dweston@traversecitymi.gov>

Dome Removal Advocate

1 message

Janese Horton <janese@mapleton-hill-studio.com>

Thu, Jan 28, 2016 at 6:38 PM

To: dweston@ci.traverse-city.mi.us

Cc: Ken Richmond <ken@richmondarchitects.net>

Dear Mr. Weston,

Please forgive this late correspondence re: the discussion on the Park Place Dome.

I cannot attend tonight's meeting but ask that you include my letter in the record.

I wholeheartedly support the position that Ken Richmond has already outlined in his argument for not preserving this particular structure. It was actually among the very few my husband & I noticed when we moved here 23 years ago that didn't seem to have any redeeming qualities to even exist in TC's architectural or historical landscape. And the Dow Chemical model/angle doesn't hold enough weight to offset that.

Thank you for including this contribution in the discussion and review.

Best regards,

Janese Horton

former President of The Committee to Preserve Building 50

Traverse City, MI 49684

jhorton@mapleton-hill-studio.com

CTM Engineering llc

PO Box 226
Interlochen, Michigan 49643-0226

Phone: (231) 633-1919

Fax: (231) 269-3062

email: dlc_ctmengrllc@goacentek.net

Memo

LETTER

DATE: JANUARY 28, 2010

To MR. DAVID WESTON - CITY OF TC
ZONING ADMINISTRATOR
400 BOARDMAN AVE
TRAVERSE CITY, MI 49684

Subject PARK PLACE DOME

THIS IS A QUICK MEMO TO THE DISCUSSION WITH REGARD TO THE VIABILITY OF THE PARK PLACE DOME. WHILE THE CONSTRUCTION PROCEDURE WAS UNIQUE IN ITS TIME; HISTORY HAS PROVEN THAT FUNCTIONALLY, IT IS VIRTUALLY USELESS FOR ANY PARK PLACE ACTIVITY.


I ALSO RECALL THAT THERE WAS A QUESTION ABOUT 20 YEARS AGO WITH REGARD TO THE CONDITION OF THE DOME FOAM AT THE INTERSECTION CONNECTION TO THE FOUNDATION. I SEEM TO REMEMBER THAT THERE WAS SOME DETERIORATION OF THE FOAM (BY WATER) AT THIS CONNECTION.

I AM ALSO AWARE OF THE USE OF THIS TYPE OF DOME TO COVER LARGE DIAMETER ROUND TREATMENT TANKS AT BOTH WATER TREATMENT AND WASTE WATER TREATMENT FACILITIES. TO MY KNOWLEDGE IT IS NOT NOW WIDELY USED.

I DO NOT FEEL THAT THIS DOME IS OF ANY HISTORICAL SIGNIFICANCE OTHER THAN BEING ONE OF THE FIRST.

DAVID L. CHYST, PE.

☐ Please reply ☐ No reply necessary

Signed: 



Dave Weston <dweston@traversecitymi.gov>

FW: Park Place Dome

1 message

Ken Richmond <ken@richmondarchitects.net>

Thu, Jan 28, 2016 at 8:02 AM

To: David Weston <dweston@ci.traverse-city.mi.us>

Cc: Marsha Smith <msmith@rotarycharities.org>, Carol Hale <jnhale@charter.net>, Ross Biederman <rossb@wtcmradio.com>, Rick Komdorfer <rickkomdorfer@gmail.com>, Peg Jonkhoff <pegj@chartermi.net>, Dave Lawrence <dhl2100@aol.com>, Janese Horton <janese@mapleton-hill-studio.com>, Jan Chapman <jancradio@gmail.com>, Suzannah Tobin <suzannahtobin@yahoo.com>, Eric Helzer <EPHelzer@msn.com>, Maura Johnson <mjohnson@manniksmithgroup.com>, Kyle Scholten <kscholten@ramkota.com>, Amy Parker <aparker@park-place-hotel.com>, Jim Bruget <jimb@perspective-inc.com>, Tom Biegler <tbiegler@regency-mgmt.com>

See email below. Please include in the record.

Thanks.

Ken Richmond

Ken Richmond, Architect

819 S Elmwood, Studio 2s

Traverse City, MI 49684

o: 231.946.0400

f: 231.946.3323

ken@richmondarchitects.net

www.richmondarchitects.net

From: Michael R. Brown [<mailto:mbrown@burdco.com>]

Sent: Wednesday, January 27, 2016 11:41 AM

To: ken@richmondarchitects.net

Subject: Park Place Dome

Hi Ken,

When Burdco did some painting work on the dome back in the early 80's I recall we were dealing with an

acoustical plaster finish material that was commonly used in the 60's and always contained asbestos. When we got into the asbestos removal business in the later 80's we ended up removing a couple of million square feet of the same material in schools around the country. In the early days the material was a)scraped and new plaster was sprayed over it, which by todays standards, the remaining residue left in place would still be classified as asbestos containing material (ACM) or b)it was simply encapsulated (painted) in place which again means it would be ACM.

Having all the asbestos experience you have (your expensive attic), you may already have this accounted for... but just a heads up.

Michael R. Brown

BURDCO INCORPORATED

231-941-9074 Office

231-947-9135 Facsimile

231-218-4923 Cellular

1222 Veterans Drive, Suite A

Traverse City, MI 49684

mbrown@burdco.com

www.burdco.com



Dave Weston <dweston@traversecitymi.gov>

Fwd: Park Place Redevelopment Area - State Scoping Visit

5 messages

Jean Derenzy <jderenzy@grandtraverse.org>
To: Dave Weston <dweston@traversecitymi.gov>

Tue, Jan 5, 2016 at 4:49 PM

You will see her email below.

Jean Derenzy, Deputy Director

Grand Traverse County Planning & Development
400 Boardman Avenue,
Traverse City, MI 49684
Phone: 231-922-4513
Cell: 231-342-7849
Fax: 231-922-4636



www.grandtraverse.org/planning

----- Forwarded message -----

From: Flores, Jessica (MSHDA) <FloresJ3@michigan.gov>
Date: Fri, Jun 19, 2015 at 10:17 AM
Subject: RE: Park Place Redevelopment Area - State Scoping Visit
To: Jean Derenzy <jderenzy@grandtraverse.org>

Hi Jean,

I've reviewed the project in the past months and found no historic properties to be effected by the project.

Is there anything additional you need at this time? I'm happy to help.

Thanks!

Jessica

Jessica Flores, MSHP, LEED Green Associate®

State Historic Preservation Office

Michigan Housing Development Authority

702 W. Kalamazoo Street

P.O. Box 30740

Lansing, MI 48909-8240

517/241.6062 direct

517/331.8939 cell

517/335.0348 fax

www.michigan.gov/shpo

From: Jean Derenzy [mailto:jderenzy@grandtraverse.org]

Sent: Thursday, June 18, 2015 3:37 PM

To: Flores, Jessica (MSHDA)

Subject: Re: Park Place Redevelopment Area - State Scoping Visit

Hi Jessica;

I am following up with you on the Park Place project and the process, if needed for SHPO involvement. I'm not sure if you still have your notes or the presentation but wondering if you could help me out with this component.

Jean Derenzy, Deputy Director

Grand Traverse County Planning & Development

400 Boardman Avenue,

Traverse City, MI 49684

Phone: 231-922-4513

Cell: 231-342-7849

Fax: 231-922-4636



www.grandtraverse.org/planning

On Wed, Mar 11, 2015 at 10:52 AM, Flores, Jessica (MSHDA) <FloresJ3@michigan.gov> wrote:
Thank you, Jean. I'll be on the call Friday. Please confirm the time of the call with me. Thanks!!

Jessica Flores, MSHP, LEED Green Associate®

State Historic Preservation Office

Michigan Housing Development Authority

702 W. Kalamazoo Street

P.O. Box 30740

Lansing, MI 48909-8240

517/241.6062 direct

517/331.8939 cell

517/335.0348 fax

www.michigan.gov/shpo

From: Jean Derenzy [mailto:jderenzy@grandtraverse.org]
Sent: Tuesday, March 10, 2015 5:07 PM
To: Flores, Jessica (MSHDA)
Subject: Fwd: Park Place Redevelopment Area - State Scoping Visit

Jessica;

Please see the attached go-to-meeting. If you have any questions give me a call. The call in number and access code are also part of the email.

Jean Derenzy, Deputy Director

Grand Traverse County Planning & Development

400 Boardman Avenue,

Traverse City, MI 49684

Phone: 231-922-4513

Cell: 231-342-7849

Fax: 231-922-4636



www.grandtraverse.org/planning

Park Place Redevelopment Area - State Scoping Visit

Fri, Mar 13, 12:00 PM Eastern Daylight Time

- Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/394386357>

- You can also dial in using your phone.

United States (Long distance): +1 (571) 317-3131

Access Code: 394-386-357

More phone numbers: <https://global.gotomeeting.com/394386357/numbersdisplay.html>

To: "Flores, Jessica (MSHDA)" <FloresJ3@michigan.gov>

It was an e-mail to Jean Derenzy. See below.

----- Forwarded message -----

From: **Jean Derenzy** <jderenzy@grandtraverse.org>

Date: Tue, Jan 5, 2016 at 4:49 PM

Subject: Fwd: Park Place Redevelopment Area - State Scoping Visit

[Quoted text hidden]

—
David M. Weston

Planning and Zoning Administrator

City of Traverse City

400 Boardman Ave

Traverse City MI 49684

231-922-4464

dweston@traversecitymi.gov

Flores, Jessica (MSHDA) <FloresJ3@michigan.gov>

Fri, Jan 8, 2016 at 2:34 PM

To: Dave Weston <dweston@traversecitymi.gov>

OK. That's not an official response. What was sent to our office? I don't believe anything officially was. That was my initial response just having heard some preliminary conversation of the project.

Do you know if anything was officially submitted on behalf of the city or county?

Jessica Flores, MSHP, LEED Green Associate®

State Historic Preservation Office

Michigan Housing Development Authority

702 W. Kalamazoo Street

P.O. Box 30740

Lansing, MI 48909-8240

517/241.6062 direct

517/331.8939 cell

517/335.0348 fax

www.michigan.gov/shpo

From: Dave Weston [mailto:dweston@traversecitymi.gov]

Sent: Friday, January 08, 2016 2:19 PM

To: Flores, Jessica (MSHDA) <FloresJ3@michigan.gov>

[Quoted text hidden]

[Quoted text hidden]

Dave Weston <dweston@traversecitymi.gov>

Fri, Jan 8, 2016 at 2:37 PM

To: "Flores, Jessica (MSHDA)" <FloresJ3@michigan.gov>

I believe that was all that was said from you.

[Quoted text hidden]

Flores, Jessica (MSHDA) <FloresJ3@michigan.gov>

Fri, Jan 8, 2016 at 2:41 PM

To: Dave Weston <dweston@traversecitymi.gov>

Just left you a voicemail message😊

Let's chat. Sounds like I provided some insight on the limited information that was given to me over a conference call and it's not an official response from our office. In order to have a formal response, a Section 106 Application must have been submitted to our office for review.

Please confirm if this has been submitted.

Also, I'm in the office until 3:30 today and chat if you'd like.

Thanks!

Jessica

Jessica Flores, MSHP, LEED Green Associate®

State Historic Preservation Office

Michigan Housing Development Authority

702 W. Kalamazoo Street

P.O. Box 30740

Lansing, MI 48909-8240



Dave Weston <dweston@traversecitymi.gov>

Park Place Spiral Generation Convention Center

Arnold, Amy (MSHDA) <ARNOLDA@michigan.gov>

Thu, Dec 17, 2015 at 2:14 PM

To: "dweston@traversecitymi.gov" <dweston@traversecitymi.gov>

Spiral regeneration domes are a unique part of Michigan's modern history. We encourage the preservation of these resources. Attached is some background information on spiral generation buildings.

Here is the link to the Michigan Historical Center Marker Program. http://www.michigan.gov/mhc/0,4726,7-282-65121_62907-54139--,00.html

The marker legislation link is on that website. PA 488 of 2002 states in Section 399.160

(2) When making alterations to the exterior of a historic resource which has been commemorated by an official Michigan historical marker, the owner or other person in possession of the historic resource shall follow the United States secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C.F.R. part 67, when developing plans for and performing work on this historic resource. The owner or other person in possession of the historic resource may ask the center to review work plans prior to commencement of work.

(3) The center may withdraw a marker designation and may request the return of or may repossess an official Michigan historical marker from a historic resource or site if the center determines that the historic resource or site has lost its historic significance or integrity.

(4) If the center withdraws a marker designation, the person or agency in possession of the historic resource or site shall immediately return the marker to the center.

Amy L. Arnold

Preservation Planner

State Historic Preservation Office

702 W. Kalamazoo

Lansing, MI 48910

517-335-2729

arnolda@michigan.gov



Dave Weston <dweston@traversecitymi.gov>

Fwd: Park Place Hotel

1 message

Eric Mansuy <emansuy.arch@gmail.com>
To: Dave Weston <dweston@traversecitymi.gov>

Thu, Jan 28, 2016 at 5:15 PM

—— Forwarded message ——

From: **Christensen, Bob (MSHDA)** <ChristensenR@michigan.gov>
Date: Thu, Jan 28, 2016 at 5:09 PM
Subject: Park Place Hotel
To: "emansuy.arch@gmail.com" <emansuy.arch@gmail.com>
Cc: "Arnold, Amy (MSHDA)" <ARNOLDA@michigan.gov>, "Flores, Jessica (MSHDA)" <FloresJ3@michigan.gov>

Of course, I know of the Park Place Hotel, but I've never taken a close look at it. The hotel has historic significance for Traverse as the leading hotel from its initial construction in the late 1920s on, and the 1960s hotel additions and domed convention center contribute to that significance, the convention center in part because of the engineering. What I don't know is whether the building, beyond the seemingly very intact domed convention center part, really retains adequate integrity to meet the register's integrity requirements. The lobby and main public spaces shown in the images you sent clearly retain nothing of the late 1920s character, and I cannot tell whether what I'm seeing dates in part from the 1960s renovations (which would make them significant on their own) or is much later in date. Nor can I tell from the material presented whether the ground story exterior of the original building retains good integrity or whether the rest of the interior and the 1960s additions beyond the convention center part retain adequate integrity. If the building as a whole meets the integrity requirements, the convention center part certainly contributes strongly to the overall significance through its important engineering.

Robert O. Christensen, National Register Coordinator

State Historic Preservation Office

MI State Housing Development Authority

702 W. Kalamazoo St., PO Box 30740, Lansing, MI 48909-8240

517.335.2719

Eric Mansuy
Graduate Architect
g7 design
ph: 231.499.6768



Dave Weston <dweston@traversecitymi.gov>

Fwd: Park Place

Eric Mansuy <emansuy.arch@gmail.com>
To: Dave Weston <dweston@traversecitymi.gov>

Fri, Jan 29, 2016 at 10:00 AM

----- Forwarded message -----

From: **Christensen, Bob (MSHDA)** <ChristensenR@michigan.gov>
Date: Fri, Jan 29, 2016 at 8:36 AM
Subject: Park Place
To: "emansuy.arch@gmail.com" <emansuy.arch@gmail.com>
Cc: "Arnold, Amy (MSHDA)" <ARNOLDA@michigan.gov>, "Flores, Jessica (MSHDA)" <FloresJ3@michigan.gov>

Hit the Send button too fast last evening without telling you what I need to formalize a review of Park Place.

Exterior of original part: What I'm looking for are historic views showing what it looked like when new and what it looks like now, including the main entrance area. Was this area remodeled in the 1960s when the additions were made?

Lobby/frost desk/public spaces: When does what's there now date from?

Robert O. Christensen, National Register Coordinator

State Historic Preservation Office

MI State Housing Development Authority

702 W. Kalamazoo St., PO Box 30740, Lansing, MI 48909-8240

[517.335.2719](tel:517.335.2719)

Eric Mansuy
Graduate Architect
g7 design
ph: 231.499.6768

135	Max's			X	Reworked, stucco, metal
142	Ameritec Buildings	X	1927	X	Middle building: 30's/40's Old brick, terra cotta panels Other buildings: mainly new and brick
160	Old City Hall	X	1904		30's classic federal, brick, stone accents and trim
202	City Center Plaza	X		X	New brick building in classic, east coast urban colonial design
221	Chianti's Restaurant			X	Reworked (Many times)
223	Wilson-Kester, Attorneys			X	Reworked-modern
225	TVC Enterprises			X	"
227	John Robert Williams Photography			X	"
231	Bank One			X	New Drive up, brick, stucco
222	A House			X	-
232	Covell Funeral Home		1928	X	Reworked house
300	Park Place Hotel	X	1930		Hotel tower structure, brick reworked, wood windows, metal roofs

* Note: Age of buildings as recorded in "Traverse City Record-Eagle" and City Assessor Office records.

A World First in Architecture--The Park Place Dome-- is it doomed?

In honor of all the architects who have built Traverse City, and their buildings that have been demolished in the name of progress.



The city's landmark Park Place Hotel has undergone many changes over its long history. The first major change was the construction of the building we all know today. After standing for more than fifty-five years, the 1873 hotel first known as the Campbell House was replaced in the name of progress. In 1929, R. Floyd Clinch, president of the Hannah & Lay Corporation, hired prominent Chicago architect, Benjamin H. Marshall to design a new, modern 9-story

structure. Since then, the hotel has had several owners, gone through many renovations and has struggled with financial difficulties, yet it has survived. It is once again considering another dramatic change.

Among several controversial development proposals currently being discussed in the city is a new conference center attached to the Park Place Hotel. This development would involve demolishing two mid-century buildings, including the 1965 Park Place Dome. Before this happens, it is important to inform and remind the public of the significance of this building, both architecturally and historically. Some will question whether a mid-century structure could be considered historically significant-- it's only fifty years old. Many may look at the Dome building and think it isn't worth saving because honestly, it may not be the most attractive building in town, but do they know when it was built, it was ground-breaking technology?

Project Summary (New Conference Center)

- Remove the over 50 year old ~~existing~~ meeting space
- Construct a NEW modern upscale conference and business meeting center
 - Large room 8,100 sq. ft. accommodates 540 people with tables and chairs, 1,150 with just chairs or 1,600 standing.
 - Theatre area accommodates 60 to 100 people.
 - Small meeting room about 50 people, and,
 - Some other meeting rooms of various sizes to existing plan
- Capital investment approximately \$2.7 to \$3.5 million



By the early 1960s, it was determined that the city needed a convention hall. A couple sites were proposed, but the overwhelming opinion was that it should be located in the downtown area. At first, a city-owned hall was proposed in cooperation with the Park Place Hotel, but the bonds were voted down. That plan changed when the financially strapped hotel was sold In December 1963, to Traverse City native, Eugene Power of Ann Arbor. Under his ownership, It would be re-opened under the name, Park Place Motor Inn. He was determined that the updates he planned would once again draw tourists and conventions to the hotel and stated that "all-out efforts will be made to re-

build the convention business.” [TCRE 5 Dec. 1963] But first, the thirty-five-year-old hotel needed to be brought up to date. The expansion proposal was not without controversy. It included the need to close to through traffic, the section of Park St. that ran between State and Washington streets. At first, there was strong opposition and the city commission denied the request. It would mean the few remaining structures on that section of Park St. would become “land-locked” and lose value. It also drew criticism from the representatives of the three churches on Washington st. whose congregations used the street. Eventually, compromises were made which freed up the hotel to



complete their plans. By January 1964, the renovations were finally under way. Power’s goal was to make the inn once again, “a credit to Traverse City.” [TCRE 5 Dec. 1963] He hired local architect Paul Hazelton and the extensive updates were prepared. Hazelton first designed a 100-room motel addition replacing the old Annex building. The raised building allowed for doubling the parking for the hotel. Other improvements included a top floor dining room and cocktail lounge, a

complete redesign of the lobby and a dining room, a bar, coffee shop, room renovations, indoor competition-type swimming pool and eventually a convention hall. The convention center was the last structure to be added. For that, Hazelton conceived an extraordinary design. It complemented the unique dome which covered the swimming pool. It was to be circular in shape and covered by an 80’ dome. When the plan was revealed, an article in the



paper described the new Park Place Dome as “A world “first” in architecture” as the roof of the building was being constructed of a material never used before. Hazelton described it as “a completely new concept in world building history.” He was working with Dow Chemical Company engineer Donald Wright, who developed the lightweight plastic styrofoam that covered the building. Wright came up with the idea and worked on the project in secret for several years before he and Hazelton convinced Eugene Power to give the go-ahead on the experimental project. Hazelton explained that it was the first time a plastic was actually used as a “structural form rather than as a cover supported by some other material.” It took only about 12 hours to place the dome on top of the structure. The architect continued by explaining that “the unique use of plastic has tremendous potential for future building throughout the world. It is “monolithic” in that one material is used, the process is fast, the structure is easy to maintain and repair, and the overall cost can be as little as one third that for conventional

construction.” [TCRE 24 Oct. 1964] The dome weighed only two pounds per cubic foot, compared to concrete which would have weighed 150 pounds per cubic foot.

Even though the dome was experimental at the time, it has withstood fifty years of use. The innovative concepts used in the design are important to our town’s history. At the time, this building was seen as a much needed step forward and was built to improve not only the hotel but the community as well. If we are to lose this unique structure, we at very least, need to remember the significance it had for our city, just one generation ago.



Paul Hazelton is also well known as the architect for the 1965 Chamber of Commerce building which was replaced with a new structure on 2001. His 1957 design of the Oleson’s food store on State St. won an award for Architectural Achievement of Merit from the Western Mich. Chapter of the American Institute of Architects. He also designed



the 1969 airport terminal. It was the first building (and only) in town to have an escalator-- another of Hazelton’s many “firsts” in Traverse City architecture. That building was demolished in 2007 to make way for a new terminal.

You will be able to read more about the architecture of Traverse City in an upcoming book by Julie Schopieray. You can leave this shameless self-promotion out if it’s inappropriate!

DAILY AVERAGE
PAID CIRCULATION
14,244

8 Months Ending Sept. 30, 1964
As Audited by the Audit Bureau
of Circulation, Subject to Audit

TRAVERSE CITY RECORD-EAGLE

NORTHERN MICHIGAN'S GREATEST DAILY

THE WEATHER

Partly Cloudy, Warmer
Detailed Information, Page 2
"It's a Privilege to
Live in Michigan"

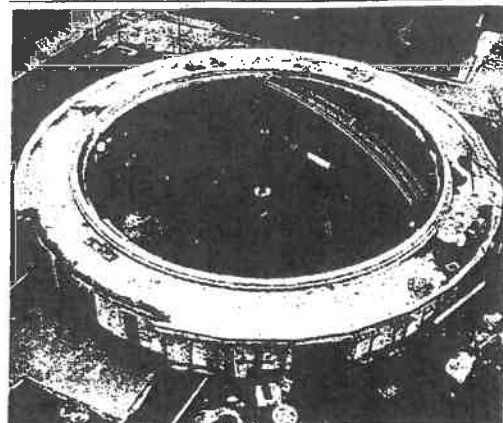
UPI FULL LEASED WIRE SERVICE

SIXTEEN PAGES

TRAVERSE CITY, MICHIGAN — SATURDAY, OCTOBER 24, 1964

SIXTY-EIGHTH YEAR—22817

PRICE TEN CENTS



CONVENTION HALL RISES—The camera looks down at the base of the Park Place Motor Inn's new convention building from an upper story of the adjacent main building in Traverse City. Today an architectural "first" was being accomplished with the "spinning" of an 80-foot diameter styrofoam structural dome atop the hall, a task expected to be accomplished in about 12 working hours through the use of a unique new process.

(Record Eagle Photo)

Dome 'Spun' at Park Place

Architectural 'First' for Traverse City

A world "first" in architecture was being achieved literally before viewers' eyes in Traverse City today as a styrofoam dome 80 feet in diameter was "spun" atop the Park Place Motor Inn's new convention building.

Barring the onset of bad weather or mechanical trouble, the entire dome construction project was expected to be completed in about 12 working hours by a small work force using a single, appearing gold-colored, foam, spun steel, and key-locks the styrofoam is one continuous operation.

The end result is a dome described by Paul Heston, Traverse City architect in charge of the Park Place building project, as a revolutionary, completely new concept in world building history.

For the first time, Heston pointed out, a plastic is being used for a job which has traditionally been done by a masonry or concrete structure. Heston said tests and experiments by Dow Chemical Company, a major supplier of the plastic and the construction process, indicate that the first truly new basic building material since the 1800s is now appearing on the scene.

The architect said the unique use of plastic has tremendous potential for future building throughout the world. It is "monolithic" in that one material is used, the process is fast, the structure is easy to maintain and repair, and the overall cost can be as little as one-third that for conventional construction.

Barry Moves His Campaign Into Texas

EN ROUTE WITH GOLDWATER (UPI) Republican presidential nominee — Barry Goldwater today moved his campaign for the White House into Texas after Johnson's victory.

Making Johnson's Texas stamping grounds his campaign headquarters, Goldwater scheduled a mid-day speech in Austin, Tex., the major city closest to the President's LBJ ranch.

The senator's campaign tour in Texas was, in a sense, a campaign visit returned to the president. Johnson stepped out of the White House to attend a church service and a bit of informal Sunday politicking.

Goldwater headed for Texas after giving an antitrust reception from a crowd of 12,000 at a night rally in the San Diego, Calif., baseball park. A number of motion picture cameras, including Lloyd Johns and Gloria Swanson, were on hand for the festivities.

Old Sol Is Smiling

If you have some lost looking to do, the weekend appears a good time to get with it.

The sun, which has been conspicuous by its absence the past several days, was shining this morning and is expected to remain bright and sunny today and tomorrow.

The forecast calls for partly cloudy skies, which also means partly sunny skies, and temperatures are expected to reach the upper 50's to tomorrow.

More of the sun is on tap for Monday.

If all sounds rather pleasant.

U.S. Transport Plane Shot Down By Viet Reds

4 Hungarians Seek Asylum in the West

Second Member Of Olympic Team Defects

TOKYO (UPI) — A second member of the Hungarian Olympic team has defected and asked asylum in the West. It was disclosed today.

The latest defector was identified as Bela Gabor, 25, a member of the Hungarian Olympic fencing team.

Gabor's defection made four Hungarians in two days who have fled to the West — two Olympic team members and two tourists.

A spokesman for the West German embassy said Gabor was scheduled to leave Tokyo tonight for Frankfurt, Germany, where he will enter a refugee center.

But the spokesman said he eventually will be allowed to go to the United States for asylum.

Gabor's defection was similar to that of a Russian swimmer who defected at the onset of the Tokyo Olympics. He was flown to West Germany and later will be granted asylum in the United States.

Yesterday, Anders Torn, 24, who placed fourth for Hungary in the men's singles canoeing event, became the first athlete to defect during the 1964 Olympic games.

Two other Hungarians, both tourists, also defected in Tokyo. They were Dora Kovacs, 42, an electrical engineer, and Karoly Molnar, 35, an electrical technician. Kovacs told officials he had been subjected to persecution in Hungary because he took part in the 1956 revolt against Communism.

Torn, Kovacs and Molnar arrived in the Washington area this morning, and apparently have been taken to an unknown location. All have friends and relatives in the United States, where they will be granted asylum.

Britain Plans Proposal on New N-Force

LONDON (UPI) — The new Labor party government is preparing a radical counter-proposal to American insistence that it join the nuclear-armed NATO.

Defense Secretary Robert S. McNamara has expressed doubt that any applicant possessed by the United States could carry heavy as heavy and bulky as the one tested.

Lapp was not contacted by the United States in World War II was a "crude device." It was 10 feet long and 3 1/2 feet in diameter, and weighed 450 lbs.

But a B28, built a "crude device" by comparison to modern weapons, managed to deliver it on target, Lapp said. This bomb, which actually was considered more primitive in its design, was the Chinese device used at Hiroshima.

Real Casser

DALLAS (UPI) — Nelson, Texas, a 10-million-acre general store, has announced its traditional Christmas gift for the hard to please — a ham and a turkey.



GOVERNOR SINGS — Governor George Romney was introduced by the Romney-Milliken Civic Friday evening when they serenaded him at Shields. He complimented the young ladies and then offered to sing with them. This photo was made as Governor Romney gave with a little baritone harmony. With the governor, left to right, are Claudia Chase, Mary Rumble, Patti Stoken, Joanne Moss, Carol Cornell, and Nancy Stoken.

(Record Eagle Photo)

Calls for Team Victory

Romney Addresses 300 At GOP Rally Here

At a Republican dinner here Friday night, Governor George Romney addressed an urgent need for a Republican team victory for the November election.

After a swing down from the 1960 election, Romney said, the party must win back the support of the people. He said the party must win back the support of the people.

The governor said the need for cooperative Republicans on the State Administrative Board is even more important now because of crucial impending legislation regarding the organization of state government.

He told the following Republicans: "I am for governor because I was concerned for the people of Michigan. A job had to be done — a job for the people of Michigan — a job that wasn't being done. Now Michigan is out of the race, we've paid our bills, and we're making plans to meet the people's needs."

Romney added, "If you're going to hold people responsible for things they do, they should have cooperative officials who help get things done. I feel for the people in the coming two years."

Butenko, 25, and Ivanov, 31, a chauffeur for a Soviet trading firm in New York, are accused of shipping vital defense secrets to Russia. They were arrested by the FBI last Oct. 29 in the marking lot of an Applewood, N. J., railroad station. They face a possible death sentence.

The proposal was expected to be ready for negotiation by December, before the North Atlantic Treaty Council meeting in Washington, and Prime Minister Harold Wilson's own trip to Washington.

Fluctuating Market

PARACALIBRO, Venezuela (UPI) — No commodity is so difficult to invest a Colombian smuggler, proposed a market for it can be found.

UAW Locals Balloting on GM Contract

DETROIT (UPI) — The United Auto Workers' 170 locals at General Motors plants around the country are scheduled to vote this weekend on their ratification of a new contract with General Motors.

The governor was greeted last night by a singing group of Traverse City High School girls. In the next two days, Governor Romney will make stops at "Countryside, Iron Mountain, Escanaba, Chulavita, and South Star.

The 246-member council yesterday overwhelmingly recommended ratification of the contract which the union represents the "greatest progress" to secure in the history of the union — a 10 percent raise.

The bulk of the locals will meet tomorrow, but some were expected to vote today, the union indicated. GM was expected to secure a limited production of the national settlement.

The UAW has more than 500,000 workers at 130 GM plants around the nation. A total of 360,000 workers at 20 plants have been on strike since Sept. 16.

Ninety-seven of the locals already have agreed on plant-level issues and they would be prepared to return to work immediately upon ratification of the national settlement. All local memberships also are scheduled to vote on local issues.

Although Maryland voted Democratic four years ago by about 55,000 votes, Tennessee and its 11 electoral votes ended up in the GOP column by a very narrow margin.

Democratic strategists have been concerned about the chances of winning in Tennessee and Virginia "blacklash" in both states.

Although Maryland voted Democratic four years ago by about 55,000 votes, Tennessee and its 11 electoral votes ended up in the GOP column by a very narrow margin.

It occurred when Eugene S. Brannen, a supervisor at the Tennessee, N. J., electronics firm for which John Stanten was working, bulked at describing a Strategic Air Command alert system.

The system, called "First Alert," was described as the nation's "first alert" of defense.

Butenko, 25, and Ivanov, 31, a chauffeur for a Soviet trading firm in New York, are accused of shipping vital defense secrets to Russia. They were arrested by the FBI last Oct. 29 in the marking lot of an Applewood, N. J., railroad station. They face a possible death sentence.

Today's Chuckle

Most people don't care how much they pay for something, as long as it's not all at once.

Where You'll Find:

- Weather — Page 2
- TV Log — Page 3
- Radio Program — Page 4
- Society — Page 5
- Yacht Calendar — Page 6
- Calendar of Events — Page 6
- Comics — Page 6
- Ann Landers — Page 11
- Sports — Pages 12-13

Five Yanks Feared Killed in Crash

SAIGON, South Viet Nam (UPI) — Communist guerrillas today shot down a U.S. Air Force C-130 transport plane loaded with a supply of ammunition. The five Americans and two Vietnamese aboard apparently were killed.

A U.S. military spokesman said the plane was downed while on a resupply mission to the Binh Tring special forces camp in Quang Tri province, 100 miles northwest of Saigon.

He said it was "unlikely" there were any survivors.

He added that rescue craft were on the way to the wreckage. Two paratroopers were seen burning and ammunition aboard exploding.

The massive twin-engined "Providence" transport was one of two U.S. Air Force planes on the resupply mission.

The spokesman said both planes came under fire, but that the second plane returned safely to Tan Son Nhut airport near Saigon.

The spokesman added that those aboard the crashed plane were three crew members from the U.S. Air Force, two soldiers of the U.S. Air Force, and two Vietnamese believed to be military men.

Nonetheless, the hunt continued for a missing U.S. Army special forces officer who was reported to be missing since Thursday and was last seen being taken toward Cambodia by his captors.

The officer was identified by an American military spokesman as Capt. Herman Y. Towsy, whose wife lives in Georgetown, E.C.

The South Viet Nam foreign military formally charged today that Towsy was made prisoner by "Cambodian soldiers" who were helping Communist Viet Cong guerrillas at the border area.

The Vietnamese government also charged that neighboring Cambodia return Towsy immediately.

WASHINGTON (UPI) — The nation's capital paid its last tribute to the late President John F. Kennedy today.

Herbert Hoover, who weathered depression-born scorn to win a place in the hearts of his countrymen as a great humanitarian.

The flag-draped coffin containing the body of the late chief executive lay in state in the U.S. Capitol today.

Tomorrow it will be flown to Cedar Rapids, Iowa, for final services. Burial will be in Hoover's hometown of West Branch, Iowa.

President Johnson led the host of government officials and dignitaries who came to the rotunda for services yesterday.

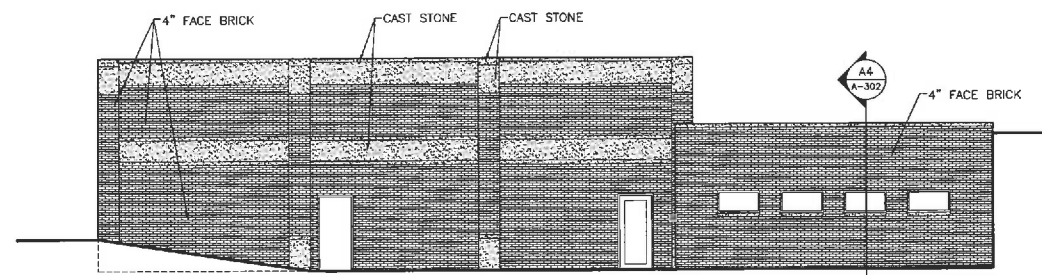
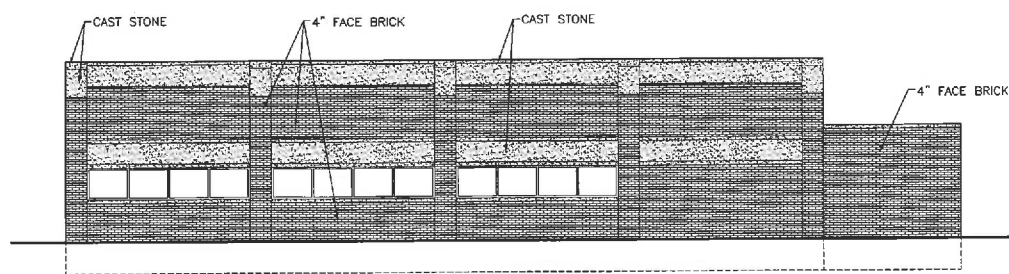
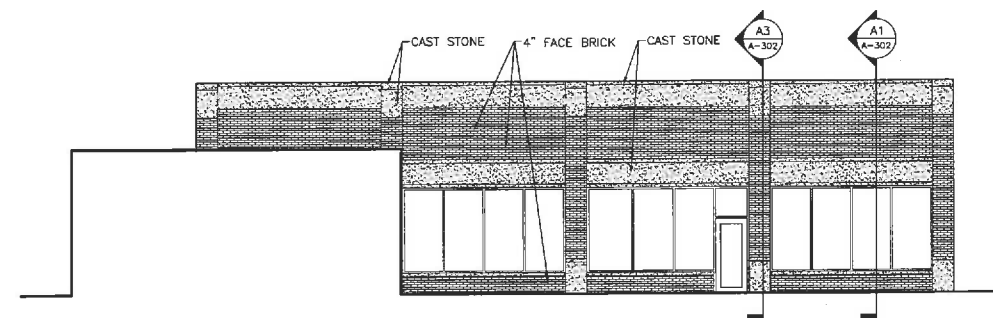
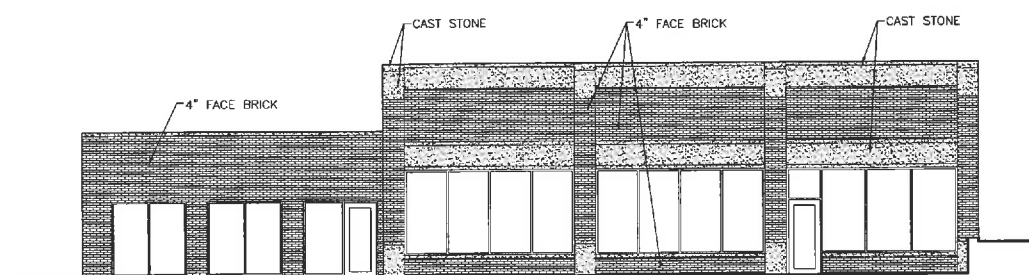
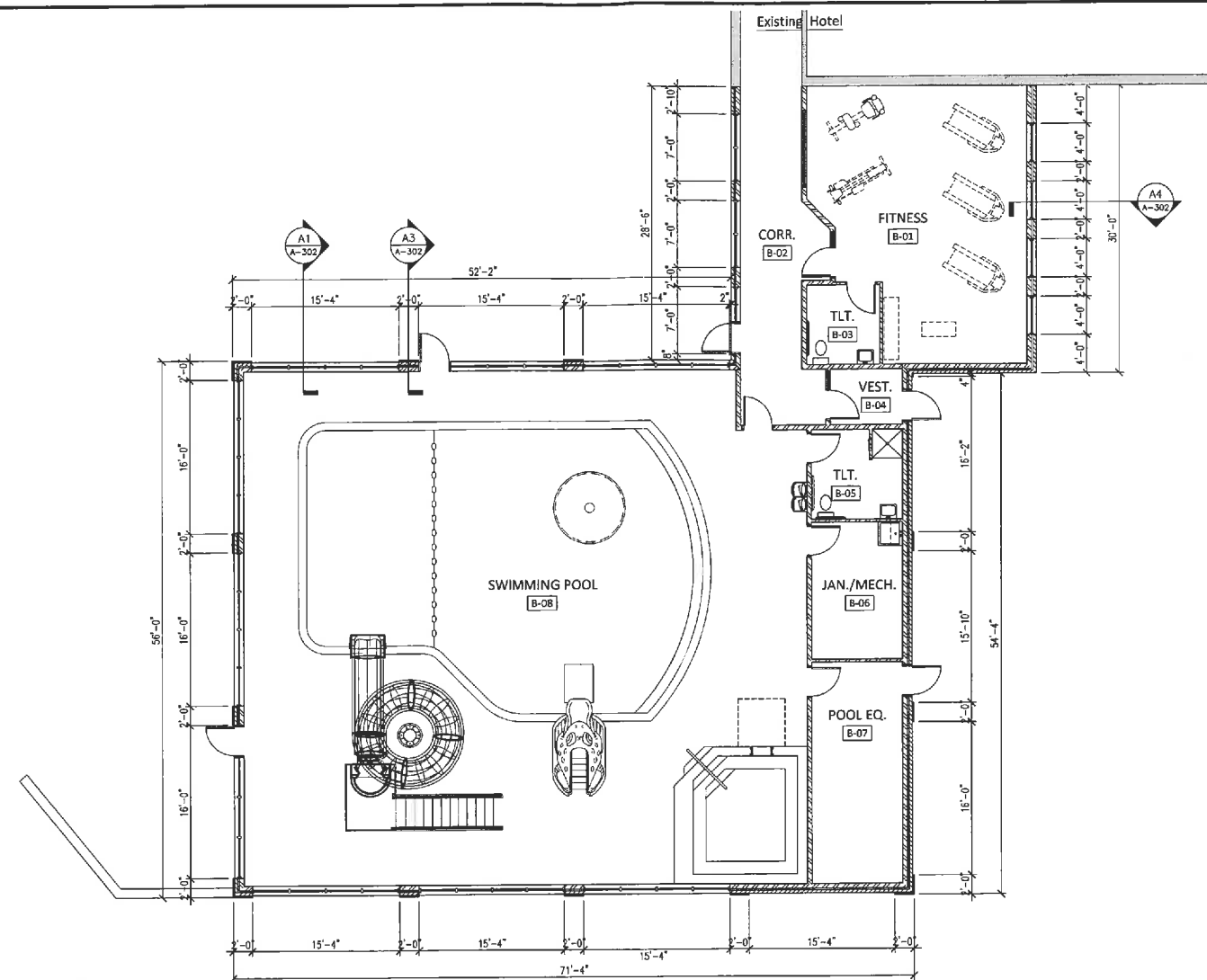
Johnson placed a white and blue floral wreath at the black catafalque used as a resting place for caskets of state since the death of Abraham Lincoln.

About 15,000 persons passed through the rotunda to pay their last respects when it was closed for the night at 8 p.m. and they expected the crowds to be heavier today.

Park Place Redevelopment Area

Park Place
Conference Ctr + Pool
Phase I





perspective:
architecture design studio

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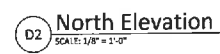
PROJECT TITLE
Park Place Hotel Traverse City, MI

PROJECT NUMBER:	14001
DRAWN BY:	BGG
CHECKED BY:	LJC

SHEET TITLE
Swimming Pool Floor Plan and Exterior Elevations

SHEET NUMBER

A-102



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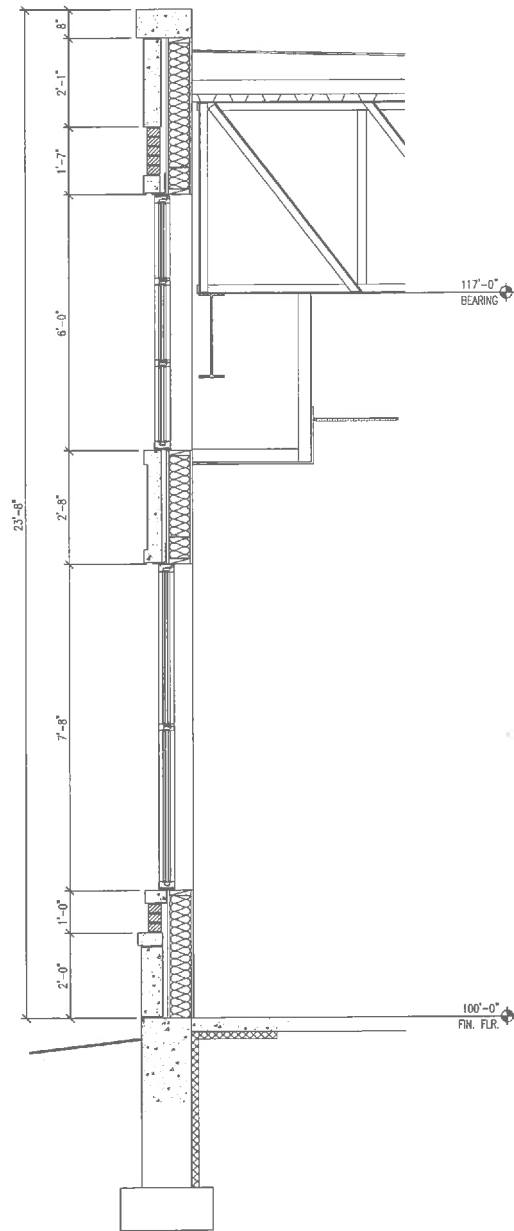
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A-201

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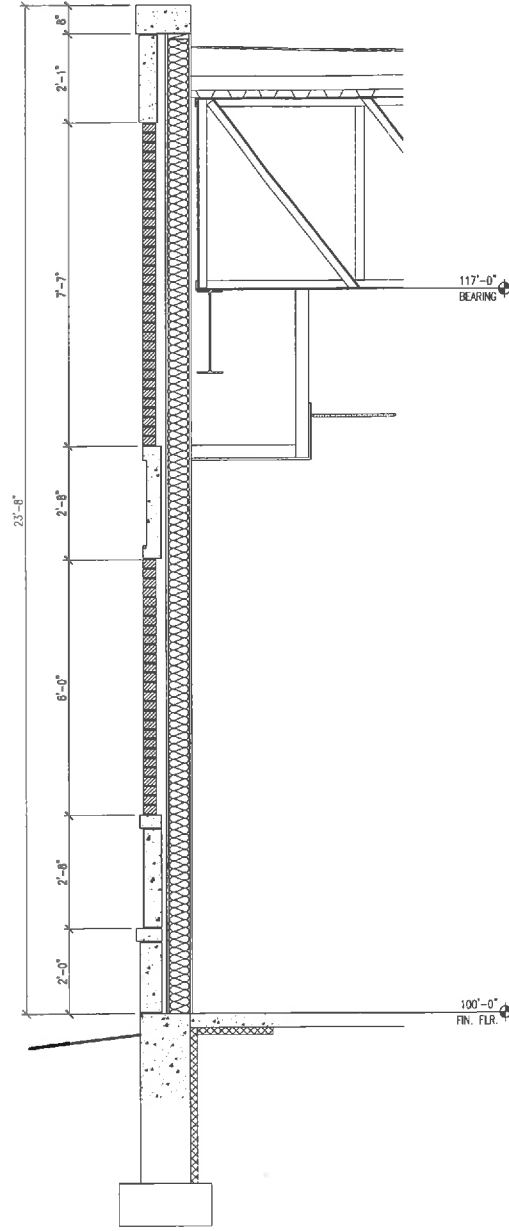
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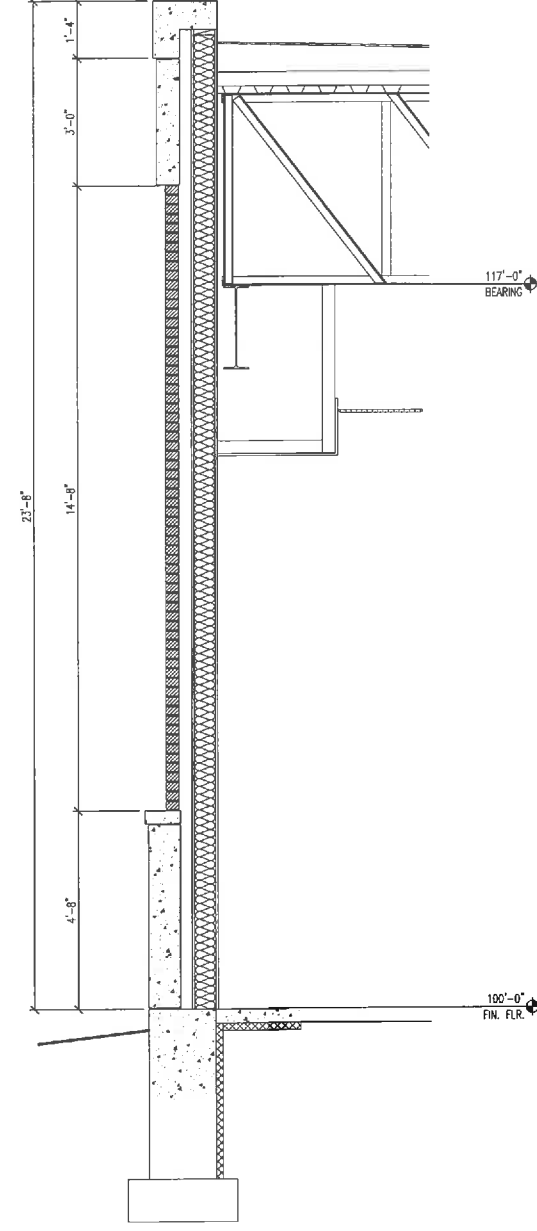
A



A1 Wall Section
SCALE: 1/2" = 1'-0"



A3 Wall Section
SCALE: 1/2" = 1'-0"



A4 Wall Section
SCALE: 1/2" = 1'-0"

D

C

B

A

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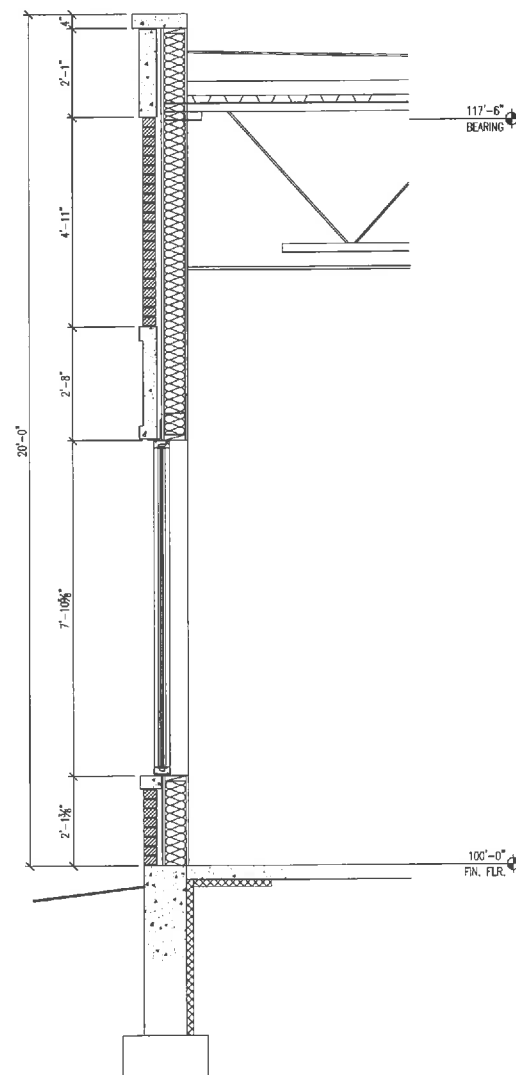
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Park Place Hotel
Traverse City, MI

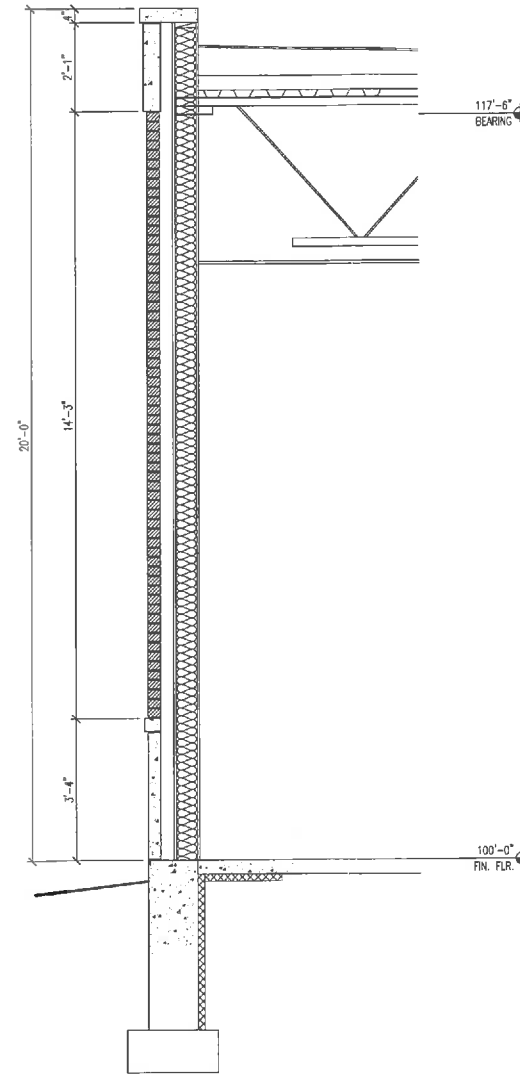
PROJECT NUMBER: 14001
DRAWN BY: BGG
CHECKED BY: LJC

SHEET TITLE
Wall Sections

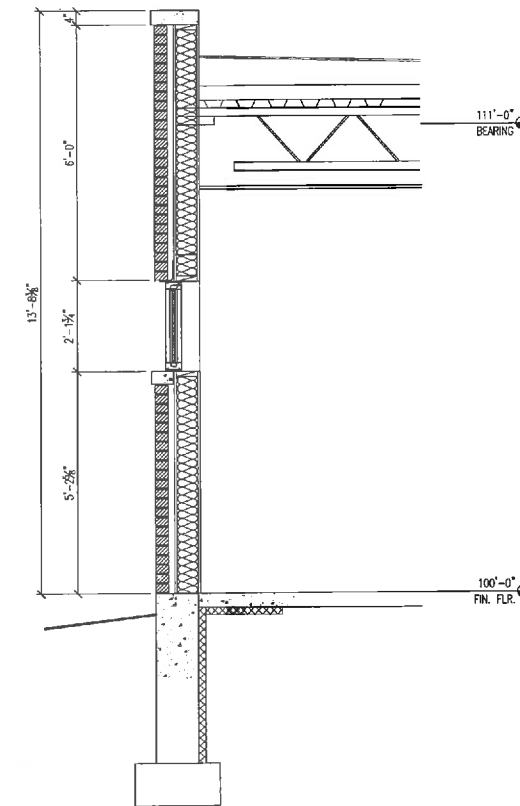
SHEET NUMBER
A-301



A1 **Wall Section**
SCALE: 1/2" = 1'-0"



A3 **Wall Section**
SCALE: 1/2" = 1'-0"



A4 **Wall Section**
SCALE: 1/2" = 1'-0"

perspective:

ITB

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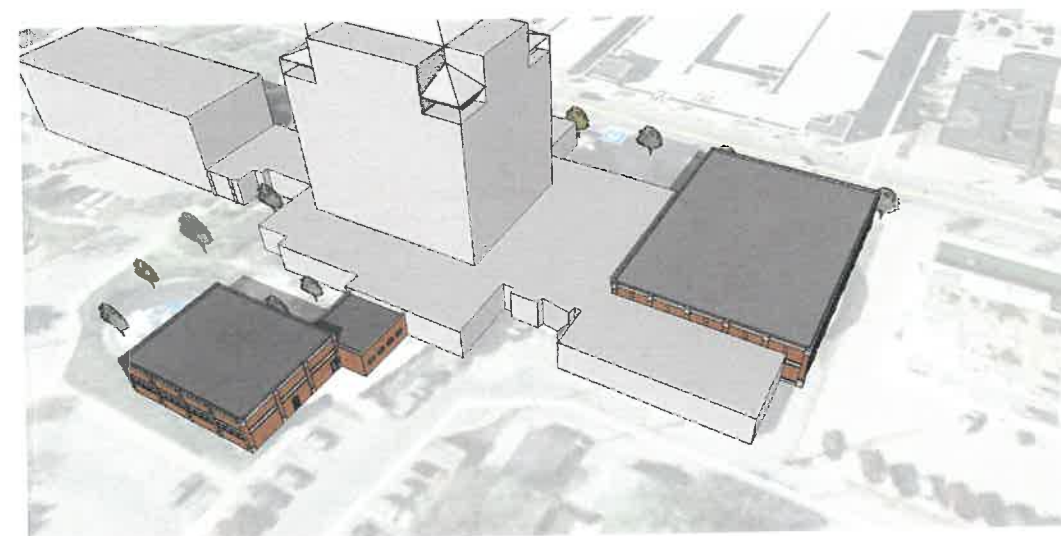
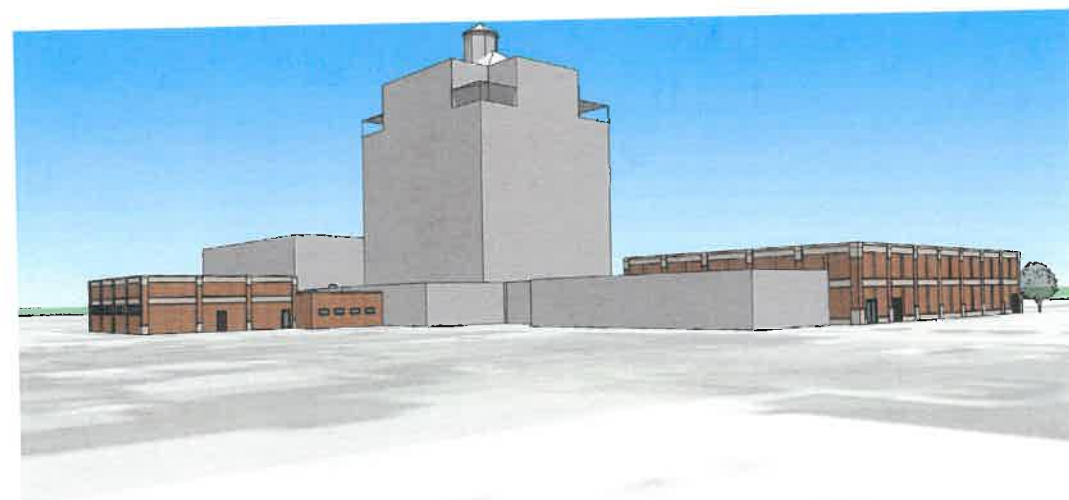
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PROJECT TITLE
<p>Park Place Hotel Traverse City, MI</p>

PROJECT NUMBER:	14001
DRAWN BY:	BGG
CHECKED BY:	LJC

SHEET TITLE
Wall Sections

SHEET NUMBER
A-302



perspective:

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ISSUE BLOCK

NO.	DATE	COMMENTS
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PROJECT TITLE

Park Place Hotel
Traverse City, MI

Traverse City, MI

PROJECT NUMBER: 14001

DRAWN BY: BGG

CHECKED BY: LJC

SHEET TITLE

Perspective Views

SHEET NUMBER

A-901

CAST STONE
"BUFF"



DARK SANDSTONE

CAST STONE
SAND STONE



LIGHT
SANDSTONE

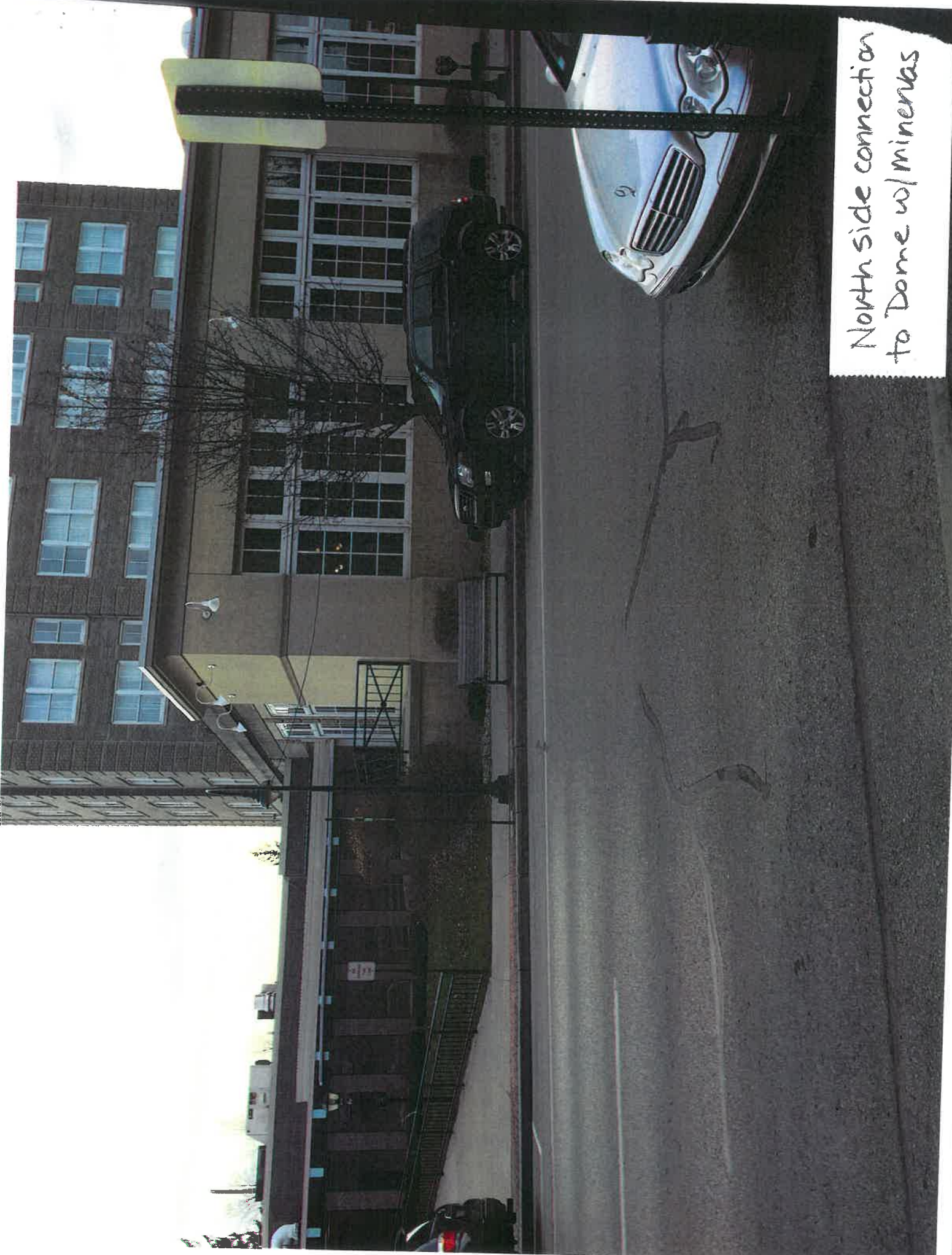


PART PLACE POLY &
CONVENTION CENTER

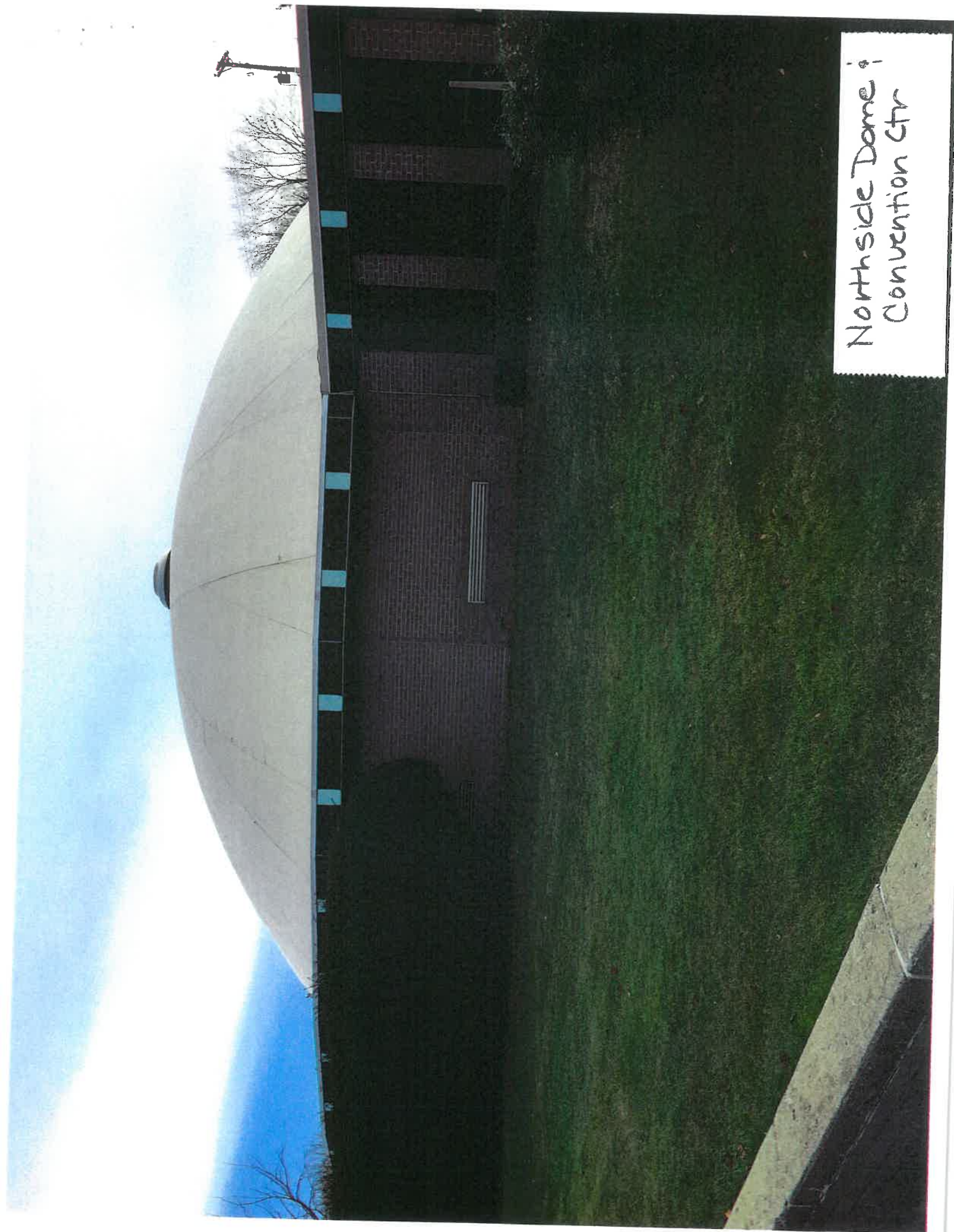
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12-17-2015

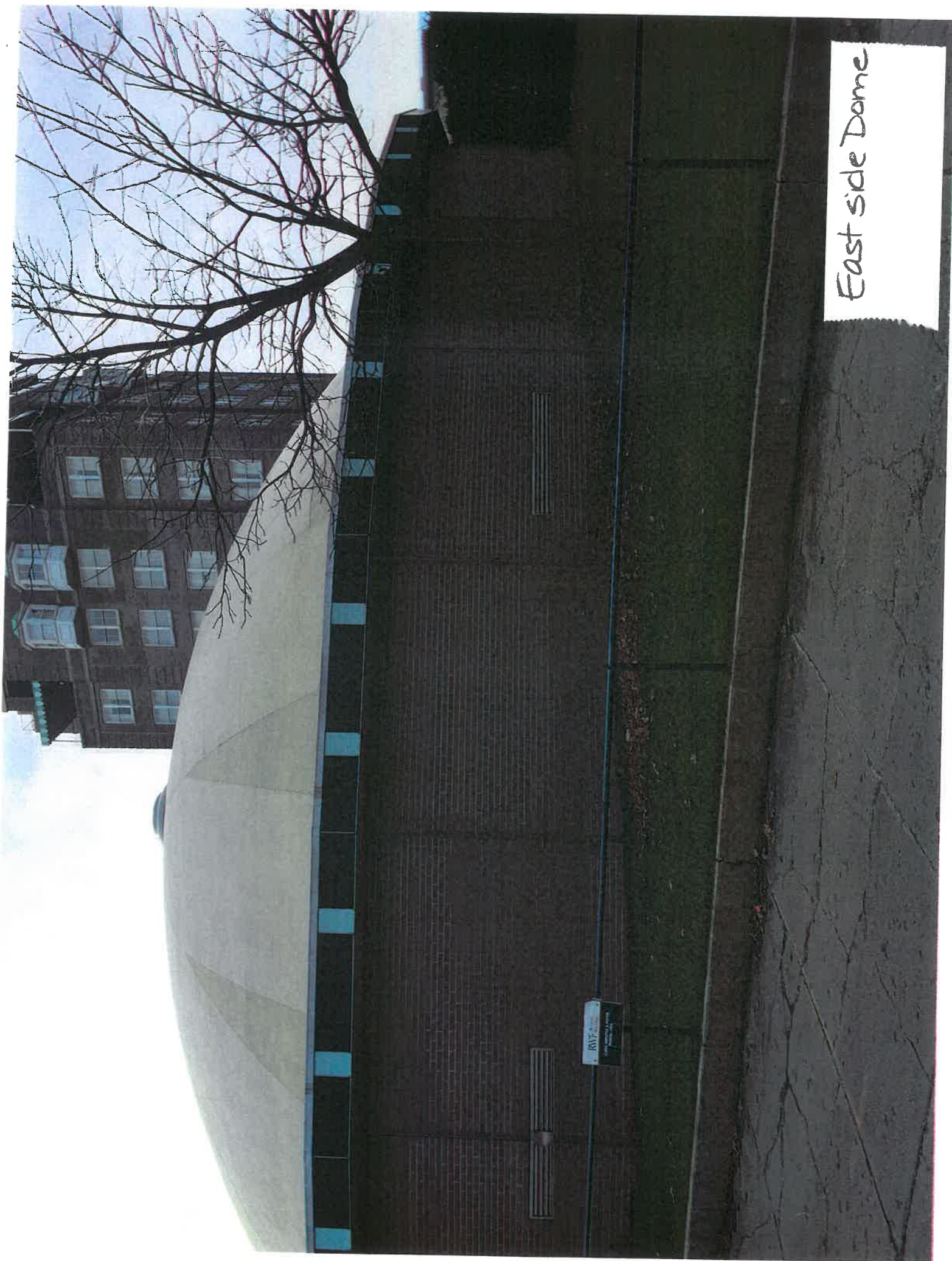
North side connection
to Dome w/minervas



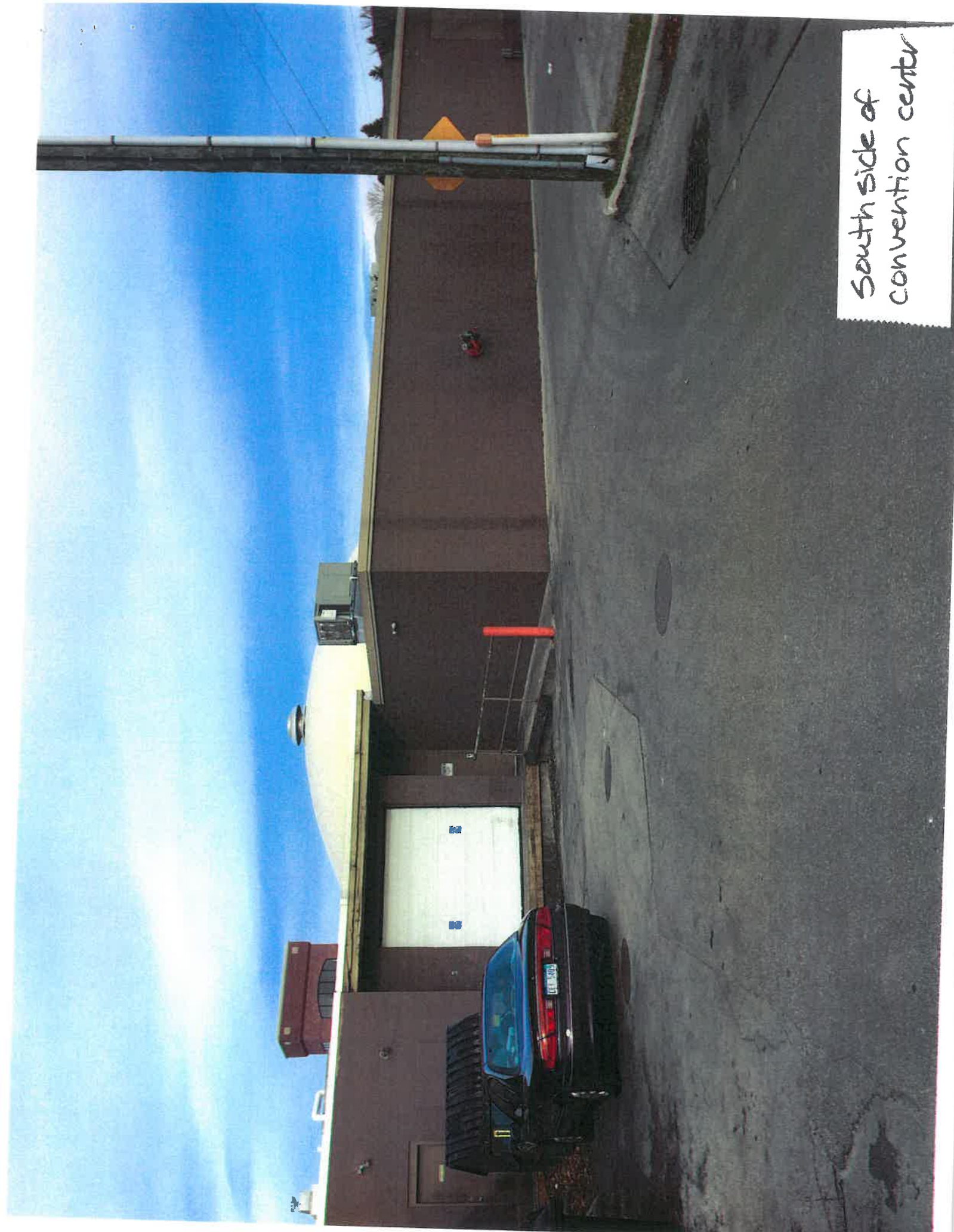
Northside Dome &
Convention Ctr



East side Dome



South side of
convention center



East side of pool



Pool



Pool



Pool Connection

